

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

In Re:  
Donald Johnson  
Debtor

Case No.: 23-11998  
Chapter: 13  
Judge: Michael B. Kaplan

**NOTICE OF PROPOSED PRIVATE SALE**

Candyce Smith-Sklar, Esq., attorney for Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk:

CLERK UNITED STATES BANKRUPTCY COURT  
CLARKSON S. FISHER FED. COURTHOUSE  
402 E. STATE STREET, ROOM 8  
TRENTON, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Michael B. Kaplan on April 24, 2024 at 9 a.m. at the United States Bankruptcy Court, courtroom no. 8, 402 E. State Street, Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 17 Cornwall Ave., Trenton, NJ 08618

Proposed Purchaser: Craig Burnett and Monique Beasley  
407 Cuyler Ave.,  
Trenton, NJ 08629

Sale price: \$320,000 (Three Hundred and Twenty Thousand Dollars)

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Sklar Smith-Sklar, Esq.

Amount to be paid: \$1100.00

Services rendered: Review contract, prepare  
addendum to Contract of Sale  
obtained payoffs, research  
liens to determine if satisfied  
and document preparation for closing.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Candyce Smith-Sklar, Esq., c/o Law Offices of Sklar Smith-Sklar, LLC

Address: 1901 N. Olden Avenue, Suite 22, Ewing, NJ 08618

Telephone No.: (609) 882-9800 Fax: (609) 538-1399 email: mail@njpalaw.com

In re:  
Donald N Johnson  
Debtor

Case No. 23-11998-MBK  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3  
Date Rcvd: Mar 25, 2024

User: admin  
Form ID: pdf905

Page 1 of 3  
Total Noticed: 35

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

### Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 27, 2024:

Recip ID	Recipient Name and Address
db	+ Donald N Johnson, 17 Cornwall Avenue, Trenton, NJ 08618-3317
r	+ Kimberly Storcella, Berkshire Hathaway Home Service, 800 Denow Road, Pennington, NJ 08534-5246
519859662	+ American Water Resources, P.O. Box 4080, Carol Stream, IL 60197-4080
519859665	Capital Health Medical Group DBA Capital, PO Box 19000, Belfast, ME 04915
519859670	+ Cooper, PO Box 22302, New York, NY 10087-0001
519859671	+ Cooper Pest Solutions, PO Box 22302, New York, NY 10087-0001
519889165	+ TRENTON WATER WORKS, CITY OF TRENTON, 319 EAST STATE ST., ROOM 113, TRENTON NJ 08608-1809
519859678	+ Trenton Times, 413 Riverview Plaza, Trenton, NJ 08611-3420
519859679	Trenton Water Works, 333 Cortland Street, P.O. Box 528, Trenton, NJ 08604-0528

TOTAL: 9

### Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Mar 25 2024 20:54:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Mar 25 2024 20:54:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
519859659	+ Email/Text: amscbankruptcy@adt.com	Mar 25 2024 20:55:00	ADT, 3190 S Vaughn Way, Aurora, CO 80014-3512
519859660	+ Email/Text: amscbankruptcy@adt.com	Mar 25 2024 20:55:00	ADT Security Services, PO Box 371878, Pittsburgh, PA 15250-7878
519859661	Email/Text: ebnbankruptcy@ahm.honda.com	Mar 25 2024 20:54:00	American Honda Finance, Attn: Bankruptcy, Po Box 168088, Irving, TX 75016
519859663	+ Email/Text: creditcardbkcorrespondence@bofa.com	Mar 25 2024 20:53:00	Bank of America, Attn: Bankruptcy, 4909 Savarese Circle, Tampa, FL 33634-2413
519883964	Email/Text: creditcardbkcorrespondence@bofa.com	Mar 25 2024 20:53:00	Bank of America, N.A., PO Box 673033, Dallas, TX 75267-3033
519859664	+ Email/Text: BarclaysBankDelaware@tsico.com	Mar 25 2024 20:54:00	Barclays Bank Delaware, Attn: Bankruptcy, Po Box 8801, Wilmington, DE 19899-8801
519859666	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Mar 25 2024 21:15:54	Capital One, Attn: Bnakruptcy, P.O. Box 30285, Salt Lake City, UT 84130-0285
519859667	+ Email/Text: clientservices@credit-control.com	Mar 25 2024 20:54:00	Central Loan, Attn: Bankruptcy, P.O. Box 77404, Ewing, NJ 08628-6404
519859672	Email/Text: sbse.cio.bnc.mail@irs.gov	Mar 25 2024 20:54:00	Internal Revenue Service, 955 South Springfield Avenue, Springfield, NJ 07081
519859668	Email/PDF: ais.chase.ebn@aisinfo.com	Mar 25 2024 21:04:36	Chase, Attn: Bankruptcy, Po Box 15298, Wilmington, DE 19850

District/off: 0312-3

User: admin

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Date Rcvd: Mar 25, 2024

Form ID: pdf905

Total Noticed: 35

519859669	Email/PDF: ais.chase.ebn@aisinfo.com	Mar 25 2024 21:05:02	Chase Card Services, Attn: Bankruptcy, P.O. 15298, Wilmington, DE 19850
519881472	+ Email/Text: JPMCBKnotices@nationalbankruptcy.com	Mar 25 2024 20:54:00	JPMorgan Chase Bank, N.A., s/b/m/t Chase Bank USA, N.A., c/o National Bankruptcy Services, LLC, P.O. Box 9013, Addison, Texas 75001-9013
519859673	+ Email/Text: PBNCNotifications@peritussservices.com	Mar 25 2024 20:53:00	Kohls/Capital One, Attn: Credit Administrator, Po Box 3043, Milwaukee, WI 53201-3043
519885635	^ MEBN	Mar 25 2024 20:50:40	Lakeview Loan Servicing, LLC, c/o M&T Bank, P.O. Box 840, Buffalo, NY 14240-0840
519859674	+ Email/Text: nsm_bk_notices@mrcooper.com	Mar 25 2024 20:54:00	Mr Cooper/United Wholesale Mortgage, Attn: Bankruptcy, Po Box 619098, Dallas, TX 75261-9098
519894010	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Mar 25 2024 21:04:40	PORTFOLIO RECOVERY ASSOCIATES, LLC, POB 41067, Norfolk, VA 23541
519950758	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Mar 25 2024 21:15:54	Portfolio Recovery Associates, LLC, c/o Barclays Bank Delaware, POB 41067, Norfolk VA 23541
519859675	^ MEBN	Mar 25 2024 20:50:23	PSE&G, PO Box 14444, New Brunswick, NJ 08906-4444
519859676	^ MEBN	Mar 25 2024 20:50:52	Raymour & Flanigan, Attn: Bankruptcy, Po Box 130, Liverpool, NY 13088-0130
519859677	+ Email/Text: bankruptcydepartment@tsico.com	Mar 25 2024 20:55:00	Transworld Systems Inc, 500 Virginia Drive Suite 514, Fort Washington, PA 19034-2733
519859680	Email/Text: bankruptcies@uplift.com	Mar 25 2024 20:53:00	Uplift, Inc., Attn: Bankruptcy, 440 N Wolfe Rd, Sunnyvale, CA 94085
519908888	+ Email/PDF: ebn_ais@aisinfo.com	Mar 25 2024 21:15:59	Verizon, by American InfoSource as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519859681	+ Email/Text: wfmelectronicbankruptcynotifications@verizonwireless.com	Mar 25 2024 20:53:00	Verizon, 500 Technology Drive, Suite 550, Saint Charles, MO 63304-2225
519859683	+ Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Mar 25 2024 21:05:10	Wells Fargo Home Mortgage, Attn: Written Correspondence, Po Box 10335, Des Moines, IA 50306-0335

TOTAL: 26

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
519859682		Wells Fargo Hm Mortgage
519870565	*	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
519881473	*+	JPMorgan Chase Bank, N.A., s/b/m/t Chase Bank USA, N.A., c/o National Bankruptcy Services, LLC, P.O. Box 9013, Addison, Texas 75001-9013

TOTAL: 1 Undeliverable, 2 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

District/off: 0312-3  
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Date: Mar 27, 2024

Signature: /s/Gustava Winters

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 24, 2024 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Candyce Ilene Smith-Sklar	on behalf of Debtor Donald N Johnson njpalaw@gmail.com r56958@notify.bestcase.com
Denise E. Carlon	on behalf of Creditor LAKEVIEW LOAN SERVICING LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 4